THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $898,900.00. Affiant Subscribed and sworn to before me this 21st day of April, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Record & Return To:
First Title & Escrow Co., Inc.

Karen Johnson Davidson County
Batch# 844224 DEEDWARR
04/22/2022 11:55:31 AM 3 pgs
Fees: $18.00 Taxes: $3,325.93

20220422-0046809

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Whitney Sparks and Brandon Scott Swartout 5009 A Dakota Avenue Nashville, TN 37209	NEW OWNER	Map and Parcel No.: 103030F00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth F. Hinman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Sparks and Brandon Scott Swartout, both unmarried as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5009 A Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of April, 2022.

Kenneth F. Hinman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth F. Hinman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of 5009 Dakota Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140127-0007318, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Kenneth F. Hinman, unmarried, by deed dated September 28, 2018 from Steven Lee Turner and Jennifer D. Turner, husband and wife, of record in Instrument No. 20181002-0097713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 5009 Dakota Avenue Townhomes, of record in Instrument No. 20140127-0007318, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit C to the Declaration in Instrument No. 20140127-0007318, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, page 103, and Book 421, page 18, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.